



JOIN:



## PROPERTY HIGHLIGHTS

- Upscale architecture.
- Rare neighborhood project on freeway site.
- High income and population density in trade area.

## TRAFFIC COUNTS

Loop 101: 12,700 VPD

Ray Rd : 18,300 VPD

(Source: City of Chandler 2012)

Developed by

WEINGARTEN REALTY

## DEMOGRAPHIC BRIEF 2012

	1-Mile	3-Mile	5-Mile
Population:	18,173	116,991	282,167
Average HH Income:	\$85,850	\$82,152	\$77,763
Households:	7,374	45,807	110,367
Median Age:	34.3	35.7	34.2

## ADDITIONAL INFORMATION

Joe Doucett	Tim Gunnink
602.368.3555	602.368.3555
480.390.2262	602.617.0333
Joe.Doucett@GDCRE.com	Tim.Gunnink@GDCRE.com



**1,748 SF Available**  
\*Do not disturb tenant



AOA	Whole Foods Market	60,059 SF
BOA	Choice Pet Market	4,028 SF
BOD	Available (100' x 155'4")	15,533 SF
BOF	Global Bikes Bike Shop	5,000 SF
COA	Sports Clips	1,260 SF
COC	Pacific Dental Services	3,322 SF
COD	Available	4,250 SF
COG	Edible Arrangements	1,000 SF
COH	Nails of the World	1,400 SF
COJ	Urgent Care Express	3,000 SF
COL	Next Salon	1,700 SF
CON	UPS Store	1,502 SF
COS	Subway	1,300 SF
COT	Orange Tree Yogurt	2,302 SF
COP	Fast Frame	1,502 SF
COR	Fresh Cleaners	1,834 SF
DOA	Great Play	3,000 SF
DOC	Laser for Less	1,000 SF
DOE	Lukes of Chicago	1,892 SF
EOA	Paradise Bakery	4,600 SF
EOD	Q Doba	2,492 SF
FOA	Starbucks	1,774 SF
FOC	Available (38' x 46')	1,748 SF
ROB	Am Trust Bank	4,383 SF

## ADDITIONAL INFORMATION

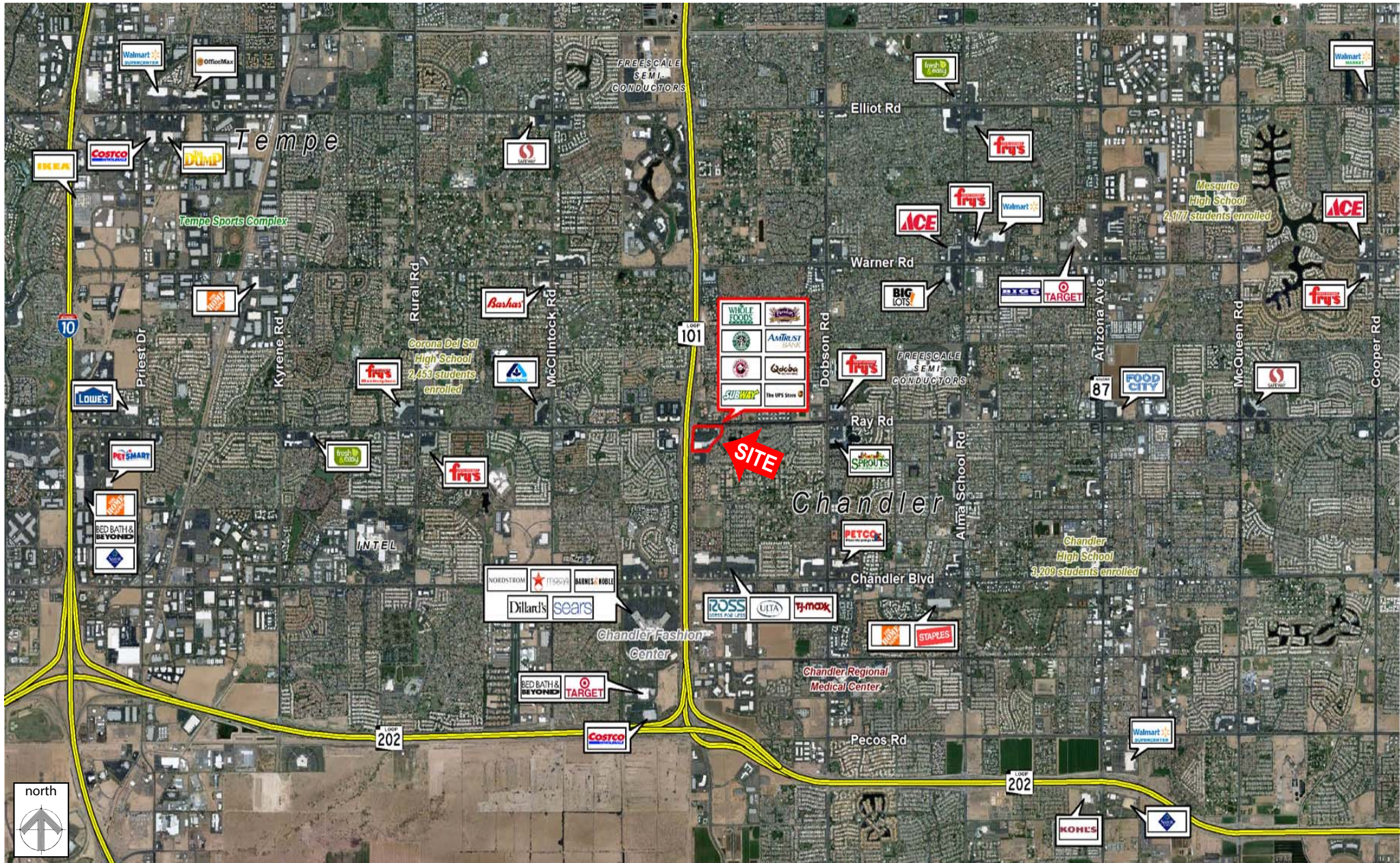
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# RAINTREE RANCH CENTER

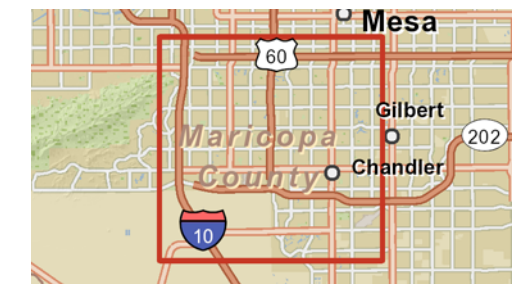
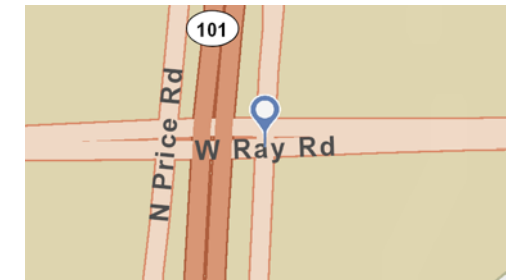
Loop 101 & Ray Rd | Southeast Corner | Chandler, AZ



## Raintree Ranch Center

Loop 101 & Ray Rd | Southeast Corner  
Chandler, AZ, 85284  
Ring: 1, 3, 5 Miles

Latitude: 33.32023  
Longitude: -111.8935



## Demographic & Income Profile [Ring: 1 mile radius]

Summary	Census 2010	2012	2017
Population	17,401	18,173	19,630
Households	7,044	7,374	7,977
Families	4,448	4,609	4,991
Average Household Size	2.46	2.46	2.46
Owner Occupied Housing Units	3,837	3,819	4,195
Renter Occupied Housing Units	3,207	3,555	3,782
Median Age	34.1	34.3	34.8
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.55%	0.81%	0.68%
Households	1.58%	0.89%	0.74%
Families	1.61%	0.91%	0.72%
Owner HHs	1.90%	1.00%	0.91%
Median Household Income	1.36%	2.83%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	370	5.0%	324	4.1%
\$15,000 - \$24,999	438	5.9%	291	3.6%
\$25,000 - \$34,999	547	7.4%	341	4.3%
\$35,000 - \$49,999	812	11.0%	672	8.4%
\$50,000 - \$74,999	1,423	19.3%	1,794	22.5%
\$75,000 - \$99,999	1,242	16.8%	1,628	20.4%
\$100,000 - \$149,999	1,713	23.2%	1,921	24.1%
\$150,000 - \$199,999	607	8.2%	733	9.2%
\$200,000+	222	3.0%	273	3.4%
Median Household Income	\$76,422		\$81,768	
Average Household Income	\$85,850		\$94,064	
Per Capita Income	\$35,067		\$38,457	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,126	6.5%	1,166	6.4%	1,255	6.4%
5 - 9	1,054	6.1%	1,092	6.0%	1,175	6.0%
10 - 14	1,145	6.6%	1,174	6.5%	1,279	6.5%
15 - 19	1,209	6.9%	1,203	6.6%	1,243	6.3%
20 - 24	1,383	7.9%	1,460	8.0%	1,439	7.3%
25 - 34	3,032	17.4%	3,201	17.6%	3,474	17.7%
35 - 44	2,507	14.4%	2,543	14.0%	2,704	13.8%
45 - 54	2,798	16.1%	2,844	15.6%	2,863	14.6%
55 - 64	1,921	11.0%	2,115	11.6%	2,416	12.3%
65 - 74	739	4.2%	847	4.7%	1,146	5.8%
75 - 84	344	2.0%	366	2.0%	439	2.2%
85+	144	0.8%	163	0.9%	198	1.0%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,098	75.3%	13,515	74.4%	14,075	71.7%
Black Alone	756	4.3%	805	4.4%	935	4.8%
American Indian Alone	255	1.5%	280	1.5%	344	1.8%
Asian Alone	1,886	10.8%	2,048	11.3%	2,469	12.6%
Pacific Islander Alone	28	0.2%	30	0.2%	38	0.2%
Some Other Race Alone	710	4.1%	765	4.2%	894	4.6%
Two or More Races	668	3.8%	730	4.0%	876	4.5%
Hispanic Origin (Any Race)	2,484	14.3%	2,678	14.7%	3,161	16.1%

## ADDITIONAL INFORMATION

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*Data Note: Income is expressed in current dollars.*

*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.*

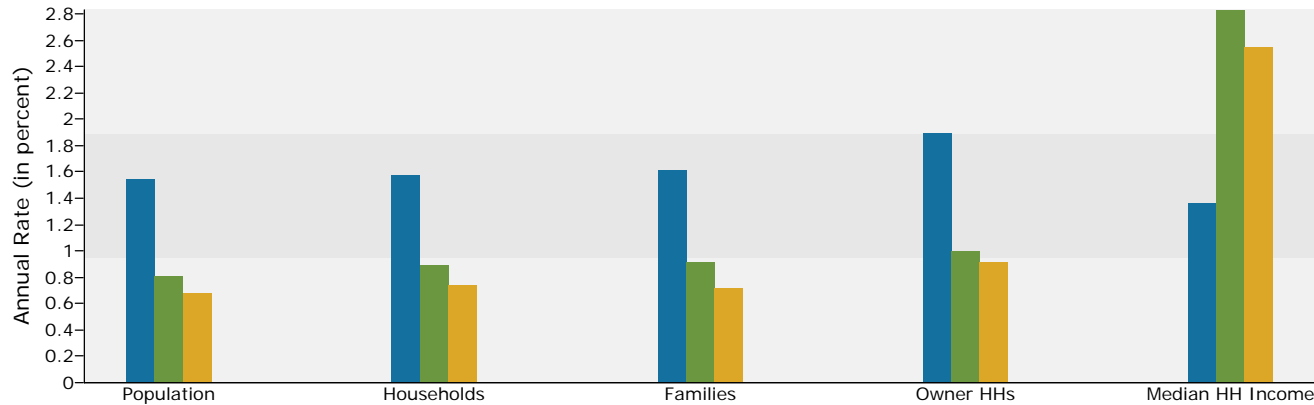
©2012 Esri



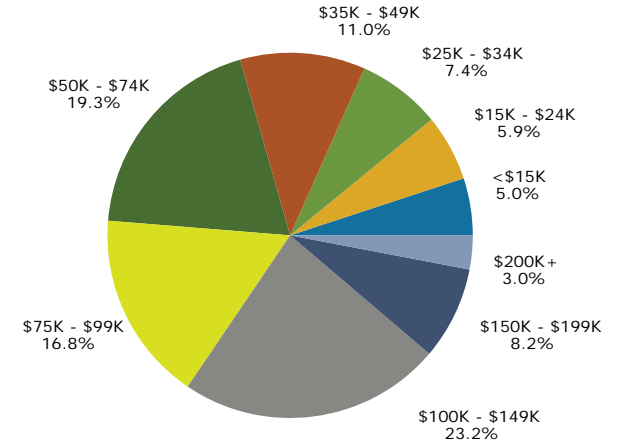
## Demographic & Income Profile [Ring: 1 mile radius]

Latitude: 33.32023  
Longitude: -111.8935

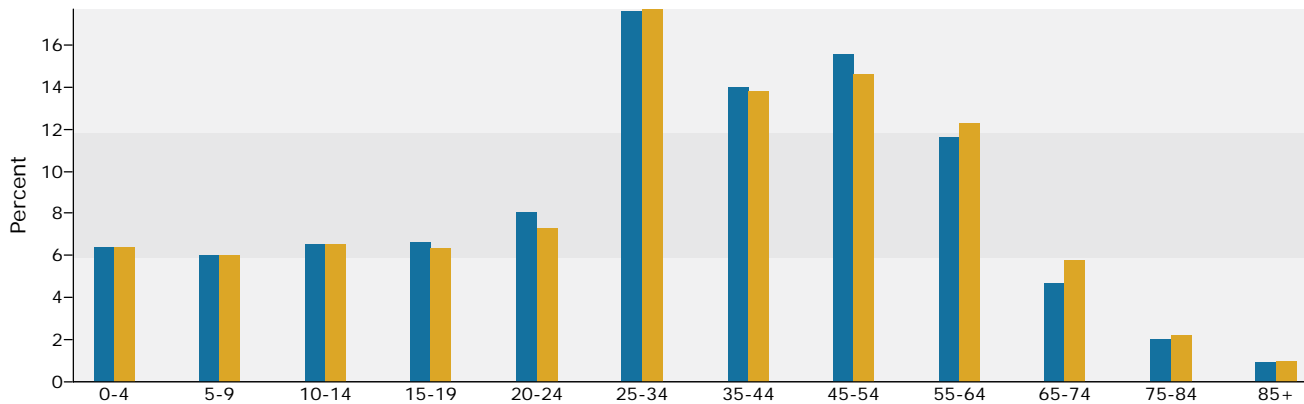
Trends 2012-2017



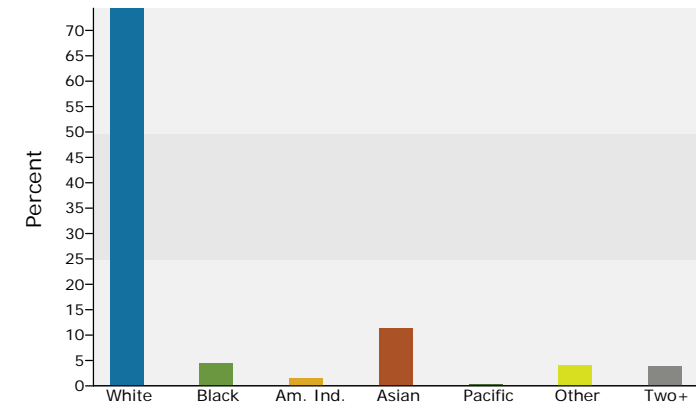
2012 Household Income



Population by Age



2012 Population by Race



2012 Percent Hispanic Origin: 14.7%

## ADDITIONAL INFORMATION

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# RAINTREE RANCH CENTER

Loop 101 & Ray Rd | Southeast Corner | Chandler, AZ



## Demographic & Income Profile [Ring: 3 mile radius]

Latitude: 33.32023  
Longitude: -111.8935

Summary	Census 2010	2012	2017
Population	115,997	116,991	120,143
Households	45,286	45,807	47,189
Families	29,763	29,807	30,705
Average Household Size	2.56	2.55	2.54
Owner Occupied Housing Units	29,544	28,615	29,608
Renter Occupied Housing Units	15,742	17,192	17,582
Median Age	35.5	35.7	36.2
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.53%	0.81%	0.68%
Households	0.60%	0.89%	0.74%
Families	0.60%	0.91%	0.72%
Owner HHs	0.68%	1.00%	0.91%
Median Household Income	1.99%	2.83%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	2,459	5.4%	2,095	4.4%
\$15,000 - \$24,999	2,538	5.5%	1,688	3.6%
\$25,000 - \$34,999	3,456	7.5%	2,166	4.6%
\$35,000 - \$49,999	5,969	13.0%	4,879	10.3%
\$50,000 - \$74,999	10,570	23.1%	12,626	26.8%
\$75,000 - \$99,999	7,152	15.6%	8,537	18.1%
\$100,000 - \$149,999	9,066	19.8%	9,829	20.8%
\$150,000 - \$199,999	2,780	6.1%	3,376	7.2%
\$200,000+	1,816	4.0%	1,995	4.2%

Median Household Income	\$68,242	\$75,290
Average Household Income	\$82,152	\$90,358
Per Capita Income	\$32,242	\$35,564

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,143	6.2%	7,149	6.1%	7,326	6.1%
5 - 9	7,256	6.3%	7,239	6.2%	7,383	6.1%
10 - 14	7,890	6.8%	7,809	6.7%	8,069	6.7%
15 - 19	8,472	7.3%	8,125	6.9%	7,953	6.6%
20 - 24	8,451	7.3%	8,681	7.4%	8,205	6.8%
25 - 34	17,909	15.4%	18,355	15.7%	19,043	15.9%
35 - 44	16,391	14.1%	16,029	13.7%	16,070	13.4%
45 - 54	19,265	16.6%	18,863	16.1%	17,990	15.0%
55 - 64	13,672	11.8%	14,511	12.4%	15,737	13.1%
65 - 74	5,659	4.9%	6,206	5.3%	7,881	6.6%
75 - 84	2,696	2.3%	2,755	2.4%	3,089	2.6%
85+	1,194	1.0%	1,270	1.1%	1,396	1.2%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,143	76.0%	87,908	75.1%	87,459	72.8%
Black Alone	4,779	4.1%	4,927	4.2%	5,446	4.5%
American Indian Alone	1,920	1.7%	2,051	1.8%	2,389	2.0%
Asian Alone	8,482	7.3%	8,893	7.6%	10,218	8.5%
Pacific Islander Alone	214	0.2%	217	0.2%	244	0.2%
Some Other Race Alone	8,306	7.2%	8,618	7.4%	9,436	7.9%
Two or More Races	4,153	3.6%	4,376	3.7%	4,951	4.1%
Hispanic Origin (Any Race)	23,117	19.9%	24,002	20.5%	26,602	22.1%

## ADDITIONAL INFORMATION

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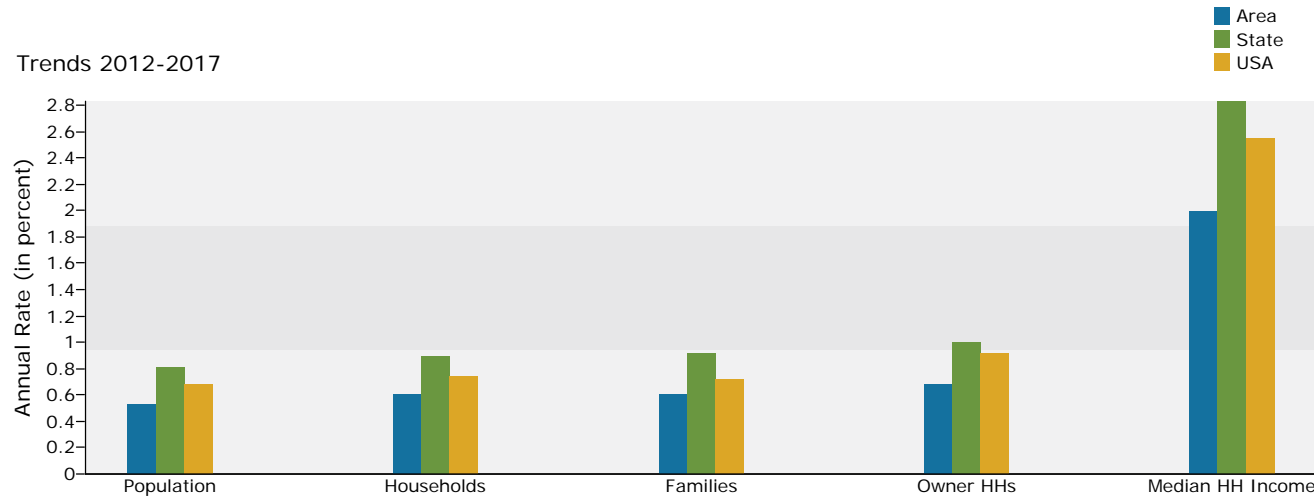




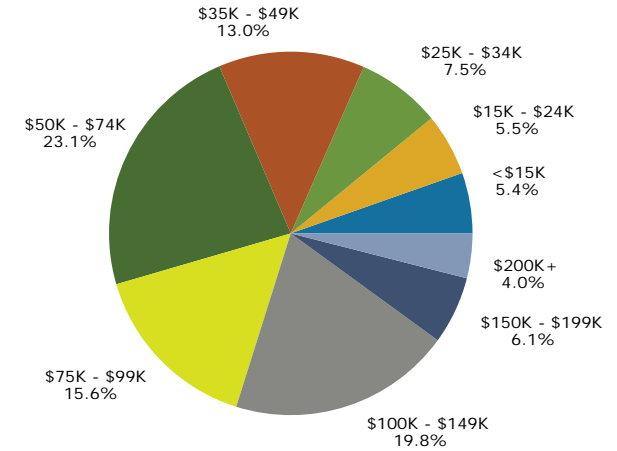
## Demographic & Income Profile [Ring: 3 mile radius]

Latitude: 33.32023  
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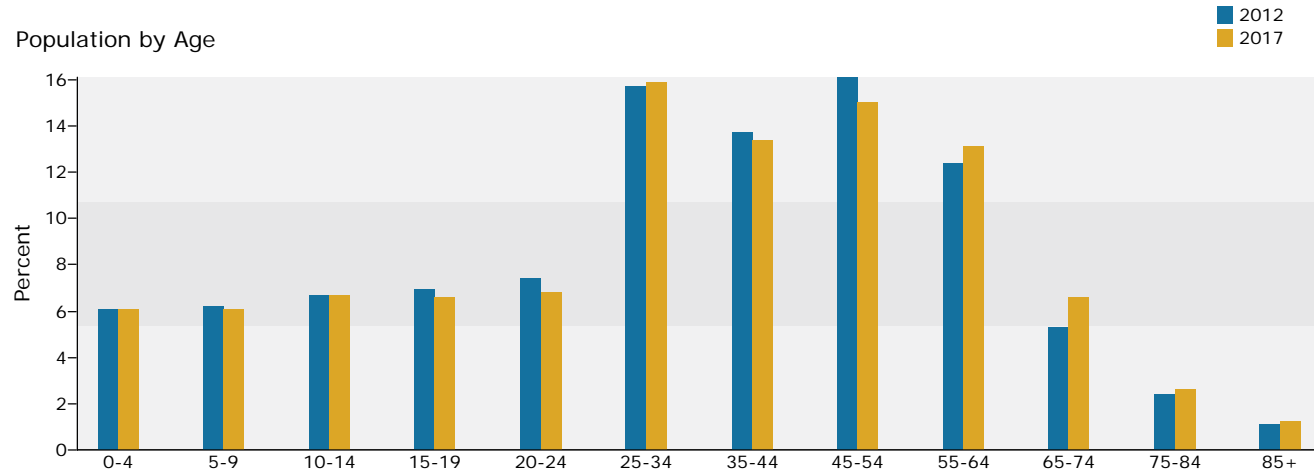
Trends 2012-2017



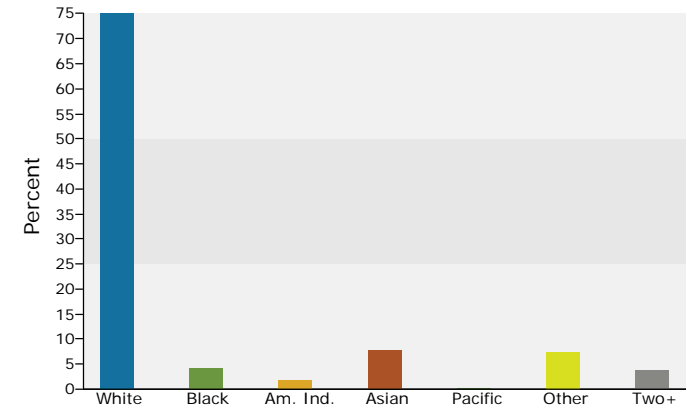
2012 Household Income



Population by Age



2012 Population by Race



2012 Percent Hispanic Origin: 20.5%

## ADDITIONAL INFORMATION

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# RAINTREE RANCH CENTER

Loop 101 & Ray Rd | Southeast Corner | Chandler, AZ



## Demographic & Income Profile [Ring: 5 mile radius]

Latitude: 33.32023  
Longitude: -111.8935

Summary	Census 2010	2012	2017
Population	279,453	282,167	290,180
Households	109,081	110,367	113,737
Families	69,907	70,046	72,228
Average Household Size	2.55	2.55	2.54
Owner Occupied Housing Units	66,236	64,106	66,421
Renter Occupied Housing Units	42,845	46,262	47,316
Median Age	34.0	34.2	34.7
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	0.56%	0.81%	0.68%
Households	0.60%	0.89%	0.74%
Families	0.62%	0.91%	0.72%
Owner HHs	0.71%	1.00%	0.91%
Median Household Income	2.08%	2.83%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	7,154	6.5%	6,373	5.6%
\$15,000 - \$24,999	6,911	6.3%	4,803	4.2%
\$25,000 - \$34,999	9,134	8.3%	6,007	5.3%
\$35,000 - \$49,999	15,190	13.8%	12,466	11.0%
\$50,000 - \$74,999	25,442	23.1%	30,630	26.9%
\$75,000 - \$99,999	17,142	15.5%	20,712	18.2%
\$100,000 - \$149,999	19,946	18.1%	21,645	19.0%
\$150,000 - \$199,999	5,662	5.1%	6,924	6.1%
\$200,000+	3,782	3.4%	4,173	3.7%

Median Household Income	\$64,008	\$70,959
Average Household Income	\$77,763	\$85,509
Per Capita Income	\$30,528	\$33,629

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,583	6.6%	18,616	6.6%	19,118	6.6%
5 - 9	18,224	6.5%	18,211	6.5%	18,602	6.4%
10 - 14	19,009	6.8%	18,844	6.7%	19,528	6.7%
15 - 19	19,589	7.0%	18,829	6.7%	18,470	6.4%
20 - 24	22,660	8.1%	23,276	8.2%	22,029	7.6%
25 - 34	45,743	16.4%	46,795	16.6%	48,494	16.7%
35 - 44	39,919	14.3%	39,100	13.9%	39,335	13.6%
45 - 54	42,084	15.1%	41,263	14.6%	39,397	13.6%
55 - 64	30,801	11.0%	32,733	11.6%	35,575	12.3%
65 - 74	13,554	4.9%	14,886	5.3%	18,931	6.5%
75 - 84	6,405	2.3%	6,549	2.3%	7,337	2.5%
85+	2,881	1.0%	3,065	1.1%	3,364	1.2%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	205,225	73.4%	204,705	72.5%	203,529	70.1%
Black Alone	14,243	5.1%	14,646	5.2%	16,099	5.5%
American Indian Alone	6,585	2.4%	7,048	2.5%	8,153	2.8%
Asian Alone	18,321	6.6%	19,195	6.8%	22,030	7.6%
Pacific Islander Alone	742	0.3%	755	0.3%	846	0.3%
Some Other Race Alone	23,701	8.5%	24,612	8.7%	26,895	9.3%
Two or More Races	10,636	3.8%	11,205	4.0%	12,629	4.4%
Hispanic Origin (Any Race)	61,784	22.1%	64,067	22.7%	70,627	24.3%

## ADDITIONAL INFORMATION

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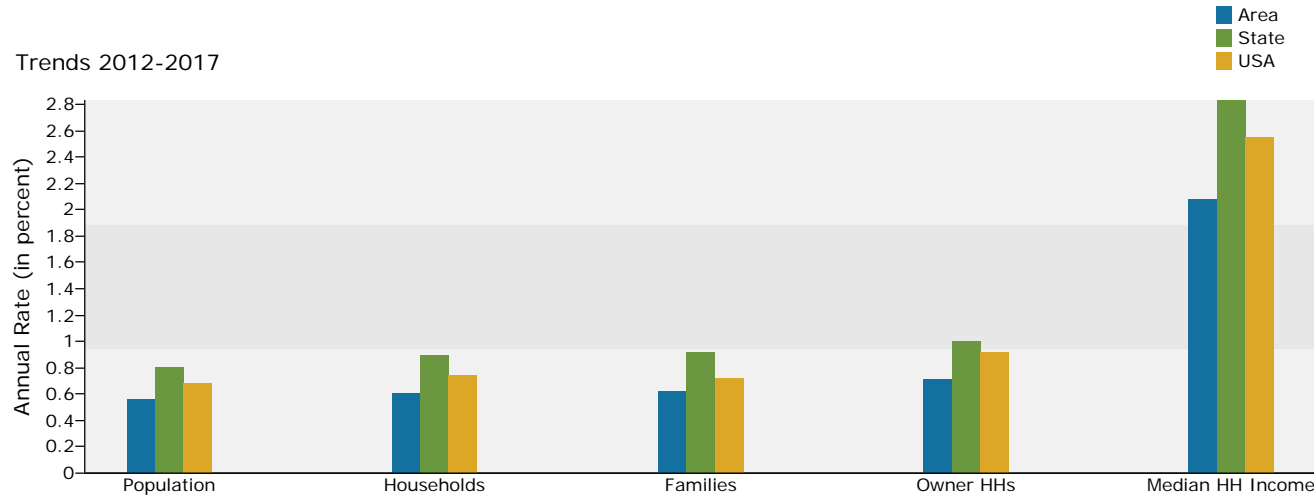


## Demographic & Income Profile [Ring: 5 mile radius]

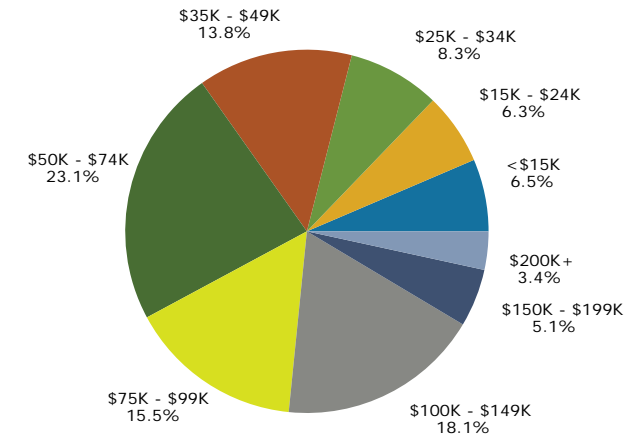
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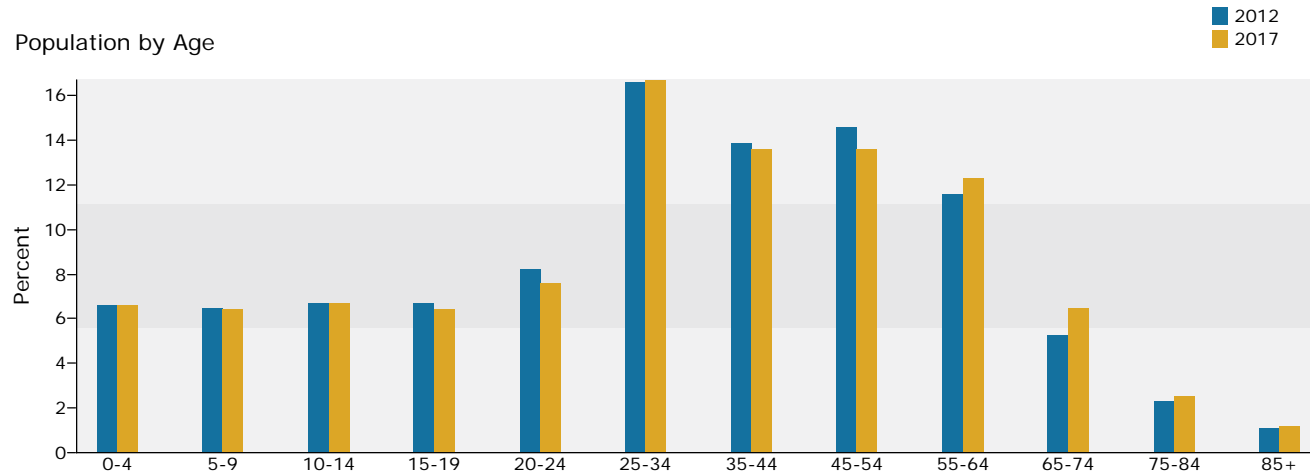
Trends 2012-2017



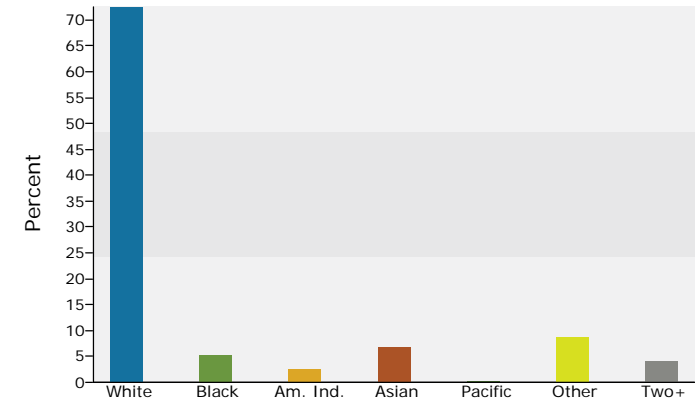
2012 Household Income



Population by Age



2012 Population by Race



2012 Percent Hispanic Origin: 22.7%

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